

DESCRIPTION OF THE ARTHUR W. QUEEN LANDS, FOURTH DISTRICT,  
QUEEN ANNES COUNTY, MD.

Beginning for the same at an iron pipe at the intersection of the south side of a 30' right-of-way and the east side of a 25' right-of-way, said point being S 14 00 W - 30.02' from a concrete monument marking the southwest corner of a 1.002 acre tract conveyed from Palmer to Spitz, recorded in the Land Records of Queen Annes County, Liber TSP 65, folio 550; and running, thence, by and with the south side of said 30' right-of-way and with the lands of John W. Crouch S 74 07 10 E - 366.27' to an iron pipe on the northwest side of the county road leading to the County Landing on Crab Alley and Little Creeks; thence, by and with the northwest side of said road and said county landing S 51 44 30 W - 101.78' to an iron pipe and S 57 24 10 W - 261.72' to a nail and cap in the bulkhead on Crab Alley Creek; thence, by and with the waters of said creek the five following courses and distances: (1) N 44 46 W - 69.30' to a corner of the bulkhead, (2) N 45 53 20 E - 88.01' to a corner of the bulkhead, (3) N 33 19 30 W - 82.53' to a corner of the bulkhead, (4) S 52 59 W - 62.75' to a corner of the bulkhead, and (5) N 42 33 W - 13.22' to the east side of the aforementioned 25' right-of-way; thence, by and with the west side of said right-of-way N 14 00 E - 3' more or less to an iron pipe and N 14 00 E - 154.55' to the place of beginning. Containing in all 1.304 acres of land, more or less.

Being the same lands described in a deed from John C. Palmer, et. ux. to Arthur W. Queen, et. ux., dated November 3, 1965, and recorded in the Land Records of Queen Annes County, Liber CWC 18, folio 329.

May 19, 1970.

William R. Nuttle  
Registered Surveyor.

DESCRIPTION OF TWO PARCELS OF THE NORMAN F. PARKS LANDS,  
FOURTH DISTRICT, QUEEN ANNES COUNTY, MD.

PARCEL 1

Beginning for the same at an iron pipe at the southwest corner of the southwest end of a 30' County Road, said point being N 74 07 10 W - 30.01' from an iron pipe at the northwest corner of the lands of Niles T. Pethel; and running, thence, by and with the end of said road S 74 07 10 E - 5.00' to the northwest corner of the lands of Spitz and Kearsey; thence, by and with said Spitz and Kearsey lands S 14 00 W - 65.15' to the mean high waters of a small cove of Crab Alley Creek; thence, by and with the mean high waters of said creek N 55 14 W - 10.76' to a 3" diameter pipe set in a concrete wall; thence, by and with a new division line between the herein described lands and other lands of Parks N 18 42 50 E - 61.71' to the place of beginning. Containing in all 481 square ~~FEET~~ of land, more or less.

PARCEL 2

Beginning for the same at a point on the mean high waters of a small cove of Crab Alley Creek; said point being S 14 00 W 20.89' from the end of the second line (S 14 00 W - 65.15') of Parcel 1 and on the line of the lands of Spitz and Kearsey; and running, thence, by and with said Spitz and Kearsey lands S 14 00 W - 57.95' to the mean high waters of said creek; thence, by and with the mean high waters of said creek N 46 06 40 W - 13.13' and N 26 29 30 E - 52.66' to the place of beginning. Containing in all 330 square feet of land, more or less.

June 7, 1975.

William R. Nuttle.

June 11, 1975.

Mr. Miles T. Fathel  
Creek Alley Creek  
Chester, Md.

Dear Mr. Fathel:

Enclosed are the description and several copies of the plat of my recent survey for you. You also asked me to look into the status of the 25' right-of-way.

In the early 1960's McDermott surveyed two tracts for the owner, John C. Palmer. One was of what is now your land, including the 25' strip designated as a right-of-way; and the other was of the parking house property on the north side of the 10' right-of-way. He then sold the 25' strip to Melvin Smith and Robert Kearney by deed E32 65/752. He then sold to Arthur Queen what is now your property, using the McDermott survey but specifically excluding the 25' strip. In 1970 I re-surveyed the Queen property, using the same interior lines but defining the altered waterfront. Mr. Queen then sold the property to Bowie Marine, Inc. by the description that I had given him (CWD 46/473). He also conveyed, by quit claim deed, whatever right that he had in the 25' strip and the small triangular piece that I have shown as Parcel 2 of the Parks lands. Your deed from Bowie Marine also carries these parcels, but it does not show that this is merely a quit claim.

It is my conclusion that what Mr. Queen conveyed by quit claim was never his and therefore the only claim that you would have would be the use as a right-of-way. Based upon the original McDermott survey, the small triangular piece was connected to and a part of the Parks property before the shoreline was changed, and the title to it would still be in his name. I did not look too deeply into the status of the 10' right-of-way on the north side. I am not sure whether Mr. Palmer ever sold it. Regardless, apparently you have the right to use it as a right-of-way.

Sincerely yours,

*Carbon sent to Ocean Trove Devel. Corp. March 8, 1975*

CWC 27/344 - Vernon Green to Norman Francis Parley

Begin l.p. W side rd. at SE cor. Loc

with rd. & lands of others  $S15^{\circ}13'W - 193.69 \pm$  to MHW

with creek  $S57^{\circ}50'W - 78.91$

$N48^{\circ}42'W - 125.16$

$N30^{\circ}09'W - 96.2$

$N05^{\circ}50'W - 50$

$N51^{\circ}18'E - 39.5$

$N27^{\circ}12'E - 56.7$  to Loc

with Loc  $S73^{\circ}29'E - 217.28 \pm$  to begin (passing over l.p.  $18' \pm$  from begin)

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CWC 72/49. Bowie Marine Inc. to Viles T. Pethel et ux.

conveys 1.304 acre parcel (Huttle survey)

Together with use of 25' & 30' R/W's

"Also piece or parcel of land consisting of a 25' R/W and a small triangular parcel of land enclosed by a bullehead ———"

Being CWC 48/473 - Queen to Bowie Marine - Huttle survey

" " 476 - quit claim from Queen to Bowie of 25' strip and triangular piece

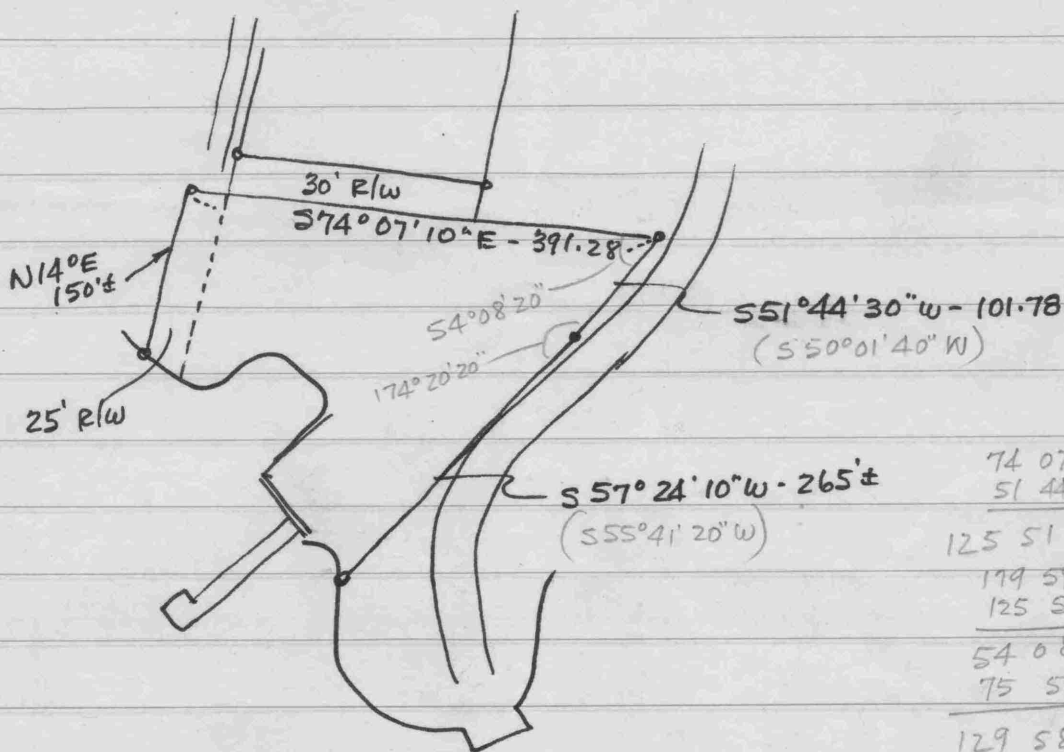




Queen

Sketch by McCrone

TSP 65/549



14  
74 07 10  
88 07 10  
189 59 60  
88 07 10  
152 50

74 07 10  
51 44 30  
125 51 40  
179 59 60  
125 51 40  
54 08 20  
75 50  
129 58 20  
179 59 60  
129 58 20  
50 01 40

Plat by McCrone - TSP 65/550

$01^{\circ} 52' 50''$   
 $x = \frac{25}{\cos x} = 25.01$   
9994614

30.02

391.28  
25.01  
366.27

391.28  
366.28  
25.00

75 50  
88 07 10

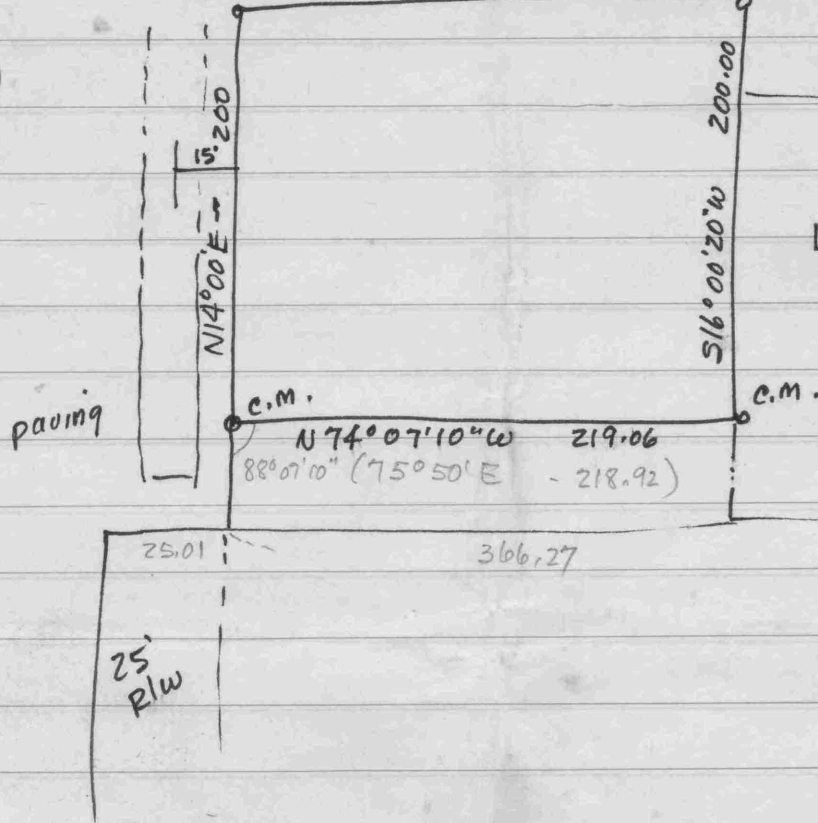
75 50  
88 07 10  
163 57 10  
179 59 60  
163 57 10  
16 02 50

75 50  
88 07 10

88 07 10  
75  
87 67 10  
75 50  
12 17 10

391.28  
25  
366.28

C.M.  $S 74^{\circ} 08' 50'' \text{ E} - 226.07$  C.M.



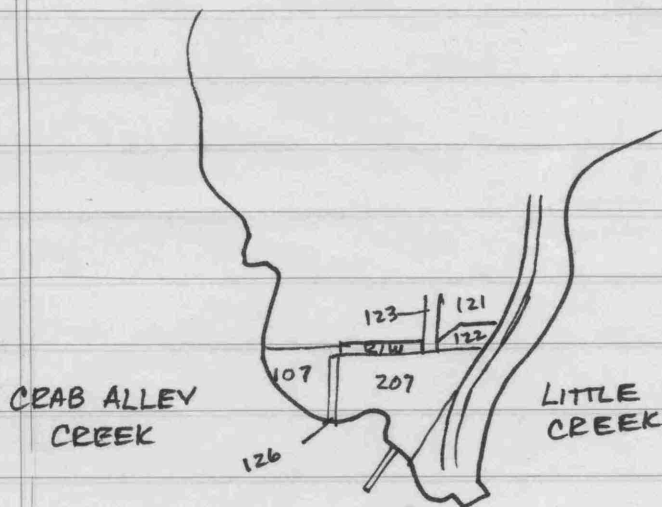
51 44 30  
180  
231 44 30  
59 24 10  
174 20 20  
50 01 40  
180  
230 01 40  
229 61 40  
174 20 20  
55 41 20

56 83 70  
55 41 20  
1 42 50

75 49 60  
74 07 10  
1 42 50

Check

## Map - 64



126 - Melvin Spitz &amp; Robt. Kearney

TSP 65/552

Conveys 25' strip of  
land shown as R/W (25')  
on McCrone plat TSP 65/552

207 - Arthur W. Queen

CWC 18/329

107 - Norman F. Parks

CWC 27/344

121 - John W. Crouch

TSP 18/572

122 - "

ASG Jr. 11/5

123 Charles R. Horney

CWC 44/449

CWC 18/329 John C. Palmer et ux to Arthur W. Queen  
et ux. Nov. 3, 1965

Begin at pt. S 14°00'W - 30' from C.M. marking  
SW boundary of a 1.022 acre tract (Palmer to  
Spitz - see TSP 65/550)

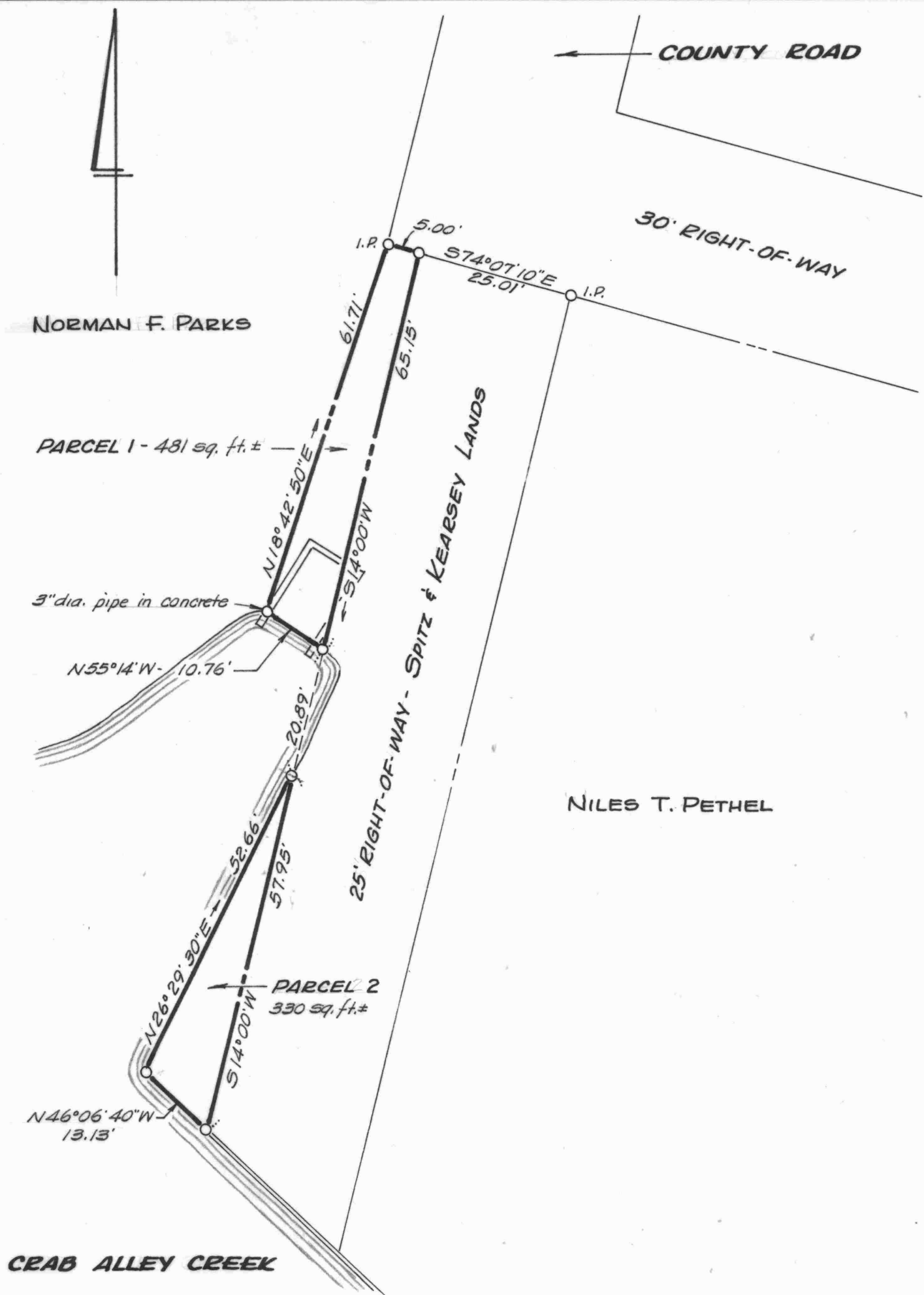
Running S 74°07'10"E - 366.28 to county road

S 51°44'30"W - 101.78

S 57°24'10"W - 265'± to Crab Alley Creek  
with creek in N dir. to pt. S 14°00'W - 150'± from  
begin

N 14°00'E - 150'± to begin

See survey by McCrone TSP 65/549



PLAT OF A SURVEY OF PART OF THE  
**NORMAN F. PARKS LANDS**  
 4<sup>TH</sup> DISTRICT, QUEEN ANNES CO., MD.

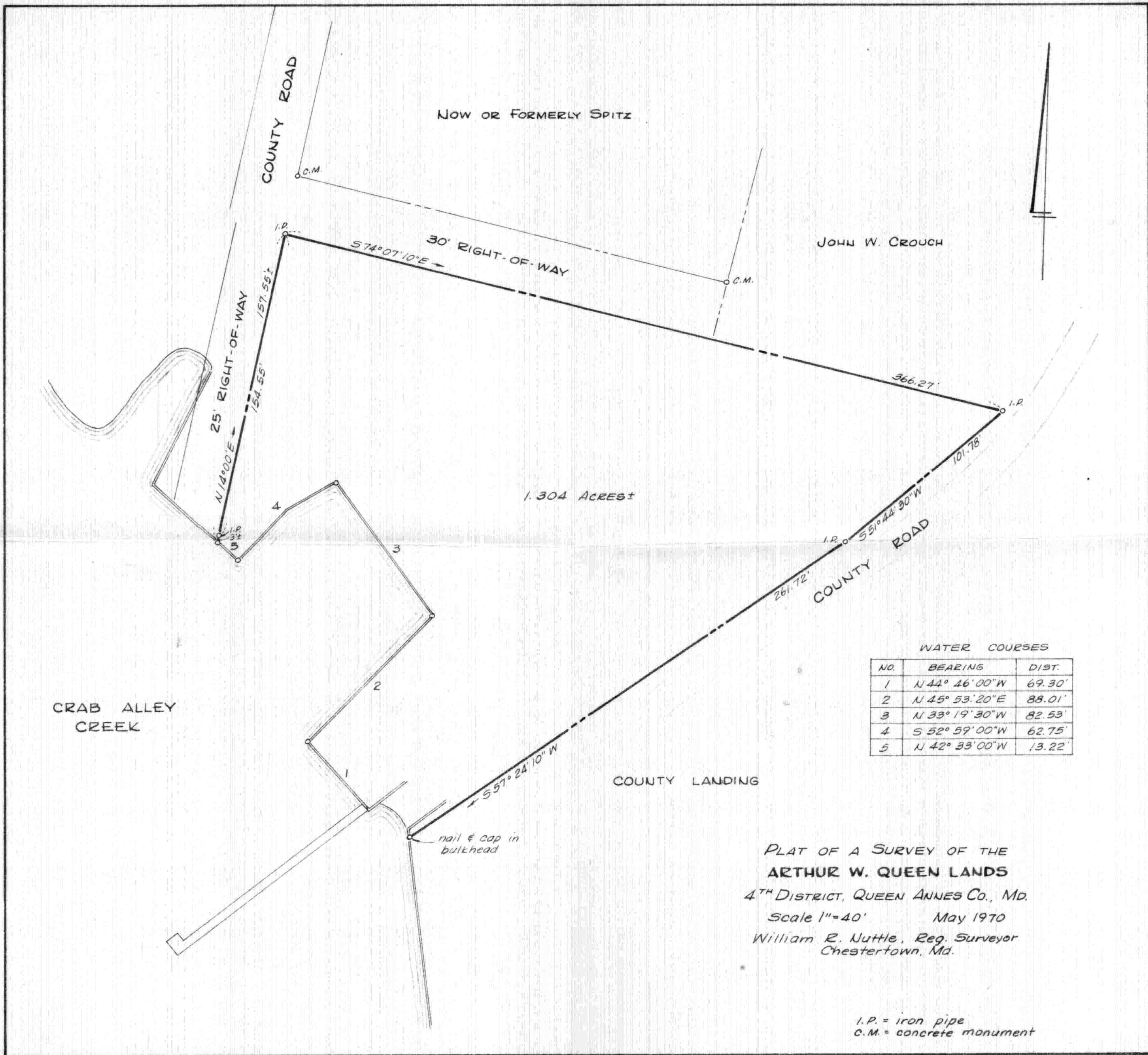
Scale 1"=20'

June 1975

William R. Nuttle, Reg. Surveyor  
 Chestertown, Md.

I.P. = Iron pipe

for Niles T. Pethel



PLAT OF A SURVEY OF THE  
 ARTHUR W. QUEEN LANDS  
 4<sup>TH</sup> DISTRICT, QUEEN ANNES CO., MD.  
 Scale 1"=40' May 1970  
 William R. Nuttle, Reg. Surveyor  
 Chestertown, Md.

I.P. = iron pipe  
 C.M. = concrete monument